

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

26 SNELL DRIVE GISBORNE VIC 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,500

Property type

Other

Suburb

Gisborne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

LOT 7 LIDDERDALE DRIVE GISBORNE VIC 3437	\$430,000	08-Oct-24
7 KIRKWOOD STREET GISBORNE VIC 3437	\$420,000	02-May-24
LOT 1640 BUCKLAND BOULEVARD GISBORNE VIC 3437	\$435,000	11-Feb-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 05 June 2025

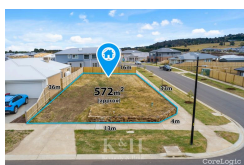


**LOT 7 LIDDERDALE DRIVE  
GISBORNE VIC 3437**

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Sold Price **\$430,000** Sold Date **08-Oct-24**

Distance **0.54km**



**7 KIRKWOOD STREET GISBORNE  
VIC 3437**

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Sold Price **\$420,000** Sold Date **02-May-24**

Distance **1.51km**



**LOT 1640 BUCKLAND BOULEVARD  
GISBORNE VIC 3437**

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Sold Price **\$435,000** Sold Date **11-Feb-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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